

# 10033 WICKER AVE, SAINT JOHN, IN 46373



For more information, please contact:

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# SHOPS OF RAVENWOOD SQUARE

10033 Wicker Ave, Saint John, IN 46373



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

<b>Available SF:</b>	988 SF
<b>Lease Rate:</b>	Negotiable
<b>Lot Size:</b>	1.87 Acres
<b>Year Built:</b>	2006
<b>Building Size:</b>	19826 SF
<b>Zoning:</b>	C-2

### PROPERTY HIGHLIGHTS

- 988 SF Retail Space for Lease in St. John, IN
- Located in the Shops of Ravenwood Square
- Last remaining vacancy in 19,826 SF Building
- Strong & Diverse Co-Tenancy
- Huge Parking Lot & Great Visibility
- 28,000 VPD on US 41
- One of the quickest growing towns in Northwest, IN



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## PROPERTY DESCRIPTION



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Retail space now available for lease in St. John, IN. The subject property is located directly on heavily traveled 231 in St. John. St. John is one of the quickest growing communities in Northwest, IN and has seen a ton of new residential development of the past few years. Last remaining unit in 19,826 SF building. Ravenwood Square directly next to Target, Aldi & Strack & Van Til's and on the outlot of Planet Fitness, Goodwill & Dollar Tree. Traffic counts of 28,000 VPD on US 41. Great opportunity to locate your business in St. John, IN!

### LOCATION DESCRIPTION

Located at the intersection of US Highway 41 and 231 in Saint John, IN. St. John is a town in Lake County, Indiana. The town of St. John has homes in St. John Township, Hanover Township, and Center Township. St. John was founded in 1837. The population was 14,850 at the 2010 census. In 2009, St. John ranked 48th among CNN's top 100 places to live in the United States. In 2014, St. John was ranked as the 4th safest place in Indiana by Movoto Real Estate. Since then the Town has won many awards for being the best place to live, safest community, the safest city, best city to raise a family, etc.

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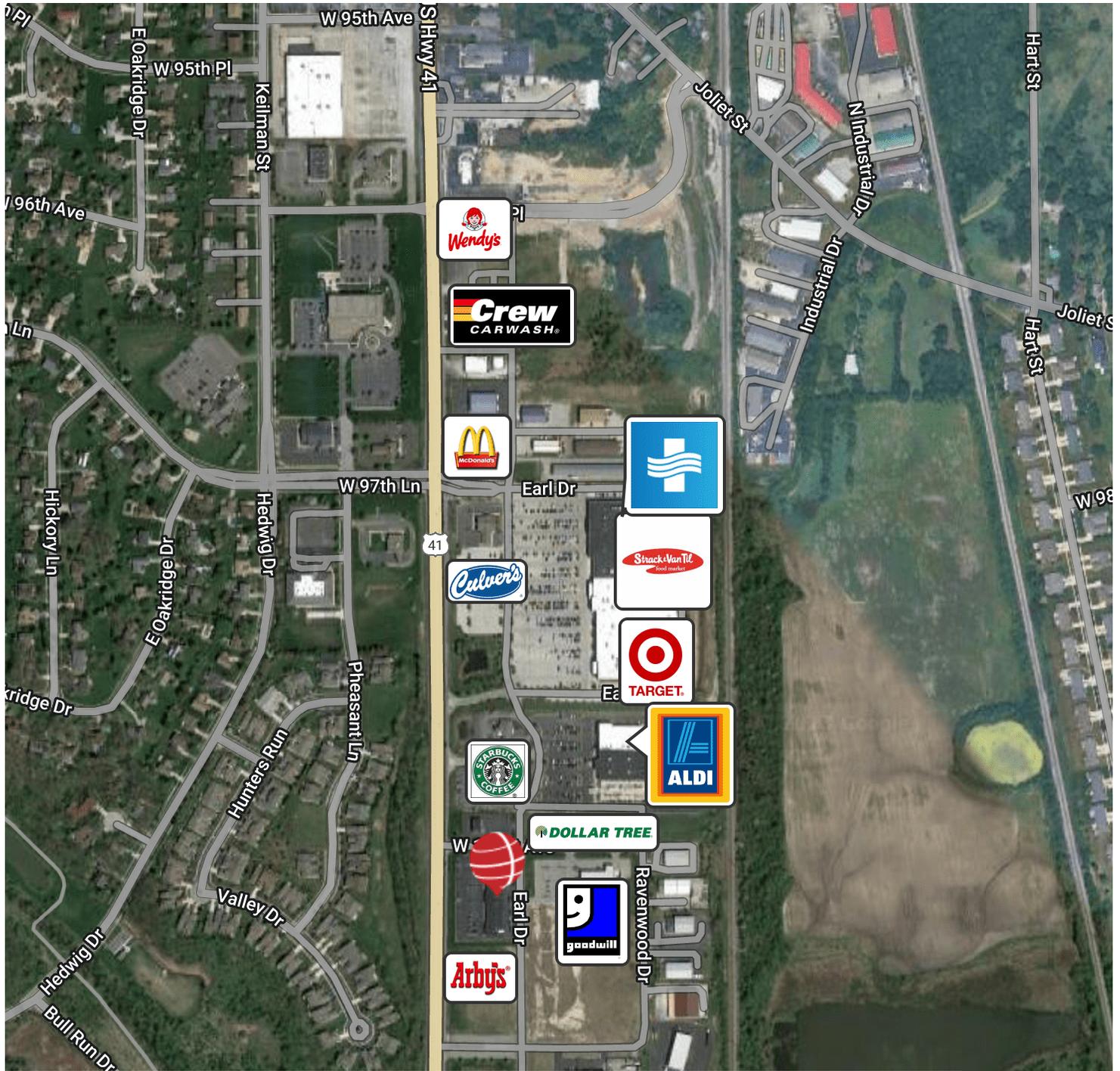
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## RETAILER MAP



Map data © 2023 Imagery © 2023, CNES / Airbus, IndianaMap Framework Data, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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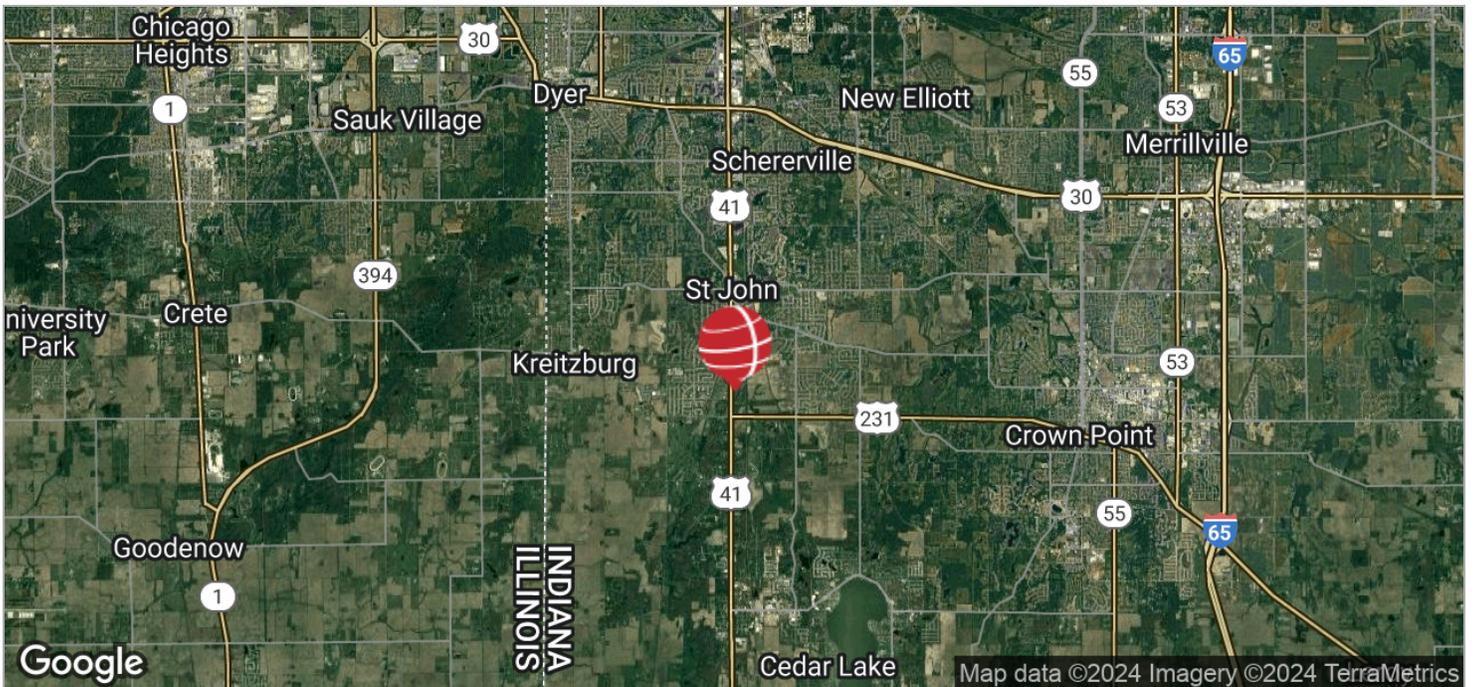
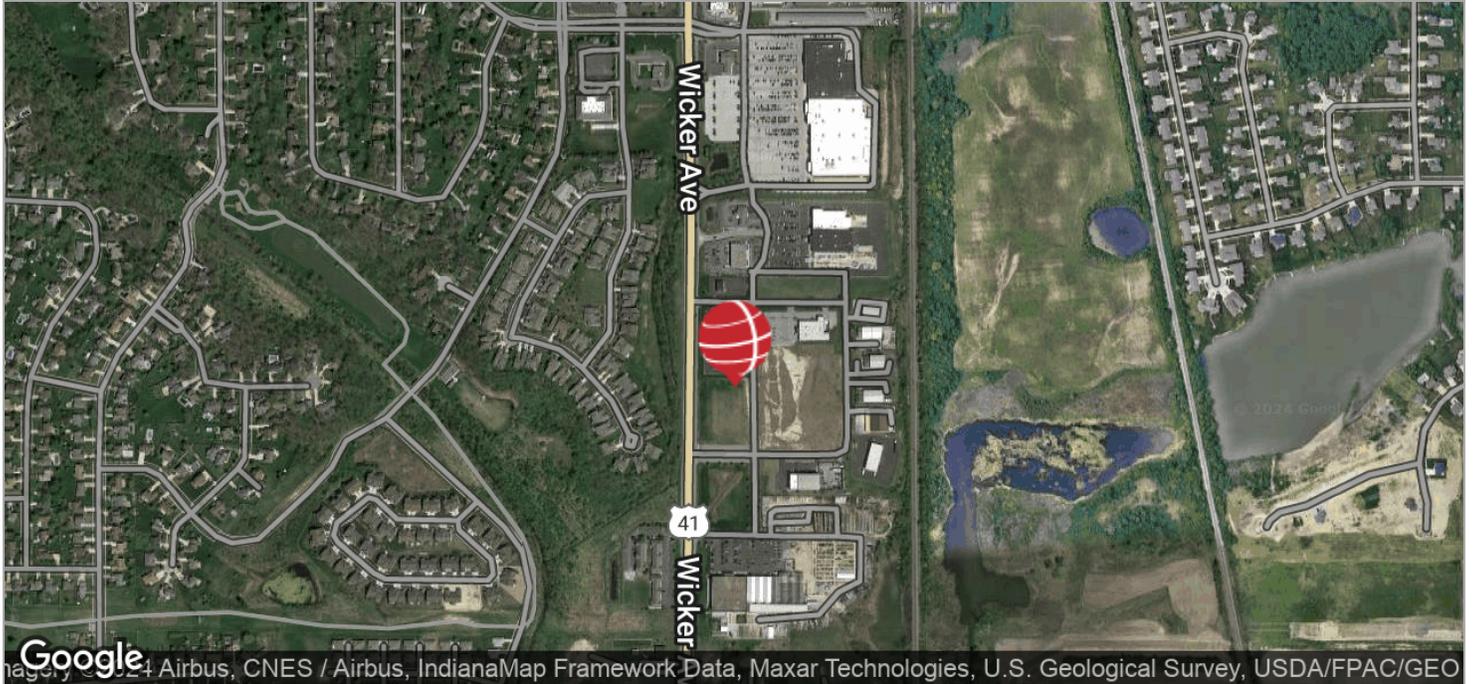
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## LOCATION MAPS



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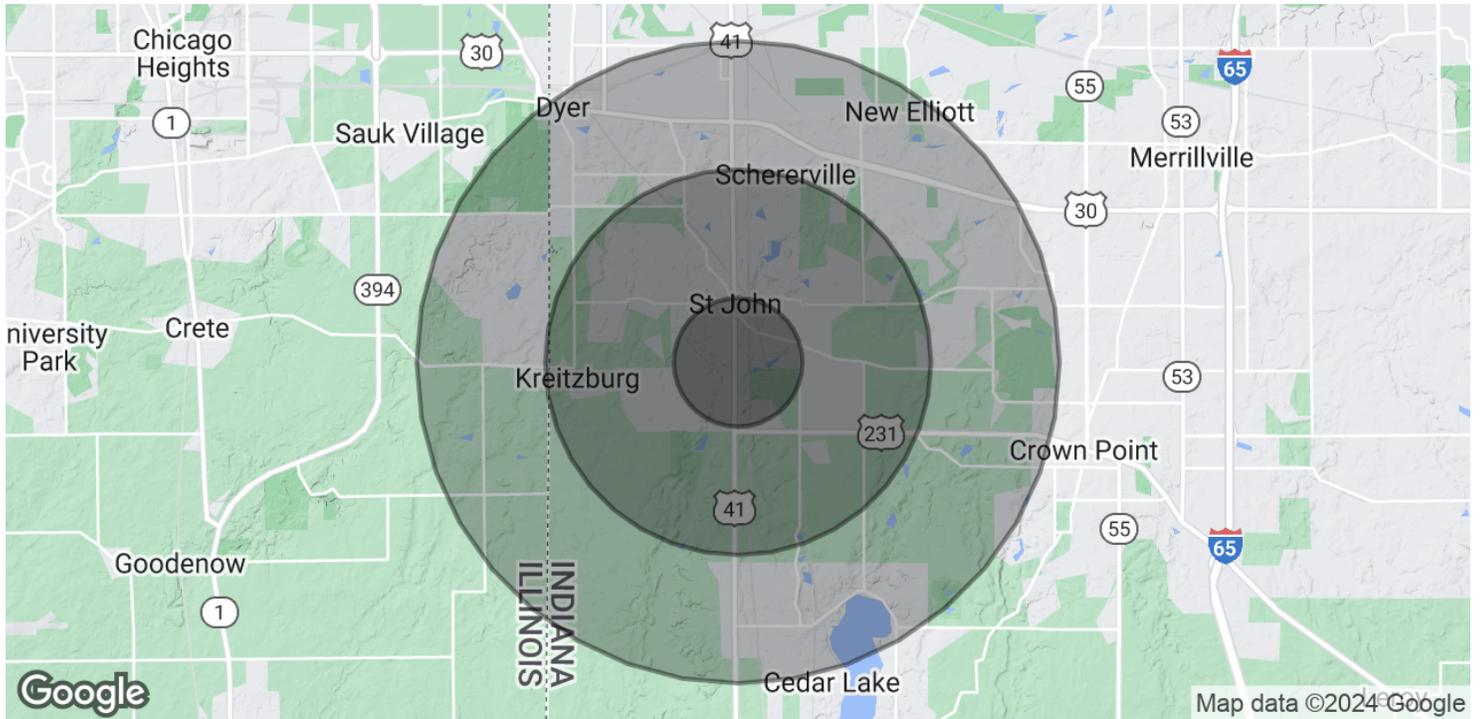
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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,800	27,324	81,892
Average Age	46.8	45.3	43.1
Average Age (Male)	40.0	46.2	41.9
Average Age (Female)	48.7	43.1	44.0

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,445	10,333	32,032
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$120,384	\$119,995	\$101,251
Average House Value	\$288,686	\$269,433	\$245,059

\* Demographic data derived from 2020 ACS - US Census

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